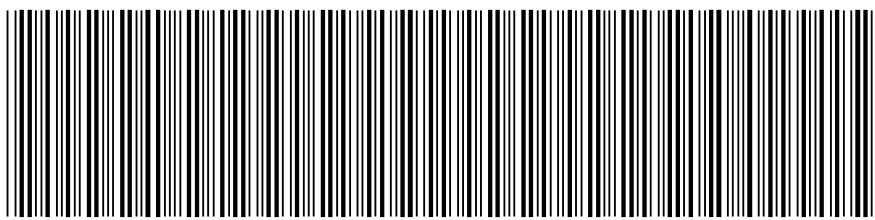


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2006041801281001001E32BD

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID:** 2006041801281001

Document Date: 02-17-2006

Preparation Date: 04-18-2006

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

KEY STONE ABSTRACT CORP.  
755 EAST 81ST STREET  
BROOKLYN, NY 11236  
718-251-2288  
KSAK060028

**RETURN TO:**

GLENROY GEORGE ESQ.  
822 CLARKSON AVENUE  
BROOKLYN, NY 11203

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
BROOKLYN	3858	113	Entire Lot	346 LOTT AVENUE

**Property Type:** DWELLING ONLY - 1 FAMILY

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

OLIVIA TOMLIN  
346 LOTT AVENUE,  
BROOKLYN, NY 11212

**GRANTEE/BUYER:**

YVONNE PRESCOTT  
174 BEACH 98TH STREET,  
FAR ROCKAWAY, NY 11694

**FEES AND TAXES**

<b>Mortgage</b>		Recording Fee: \$ 52.00
Mortgage Amount:	\$ 0.00	Affidavit Fee: \$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax Filing Fee: \$ 75.00
Exemption:		
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax: \$ 1,316.00
City (Additional):	\$ 0.00	
Spec (Additional):	\$ 0.00	
TASF:	\$ 0.00	
MTA:	\$ 0.00	
NYCTA:	\$ 0.00	
Additional MRT:	\$ 0.00	
<b>TOTAL:</b>	<b>\$ 0.00</b>	

NYC HPD Affidavit in Lieu of Registration Statement



**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 05-09-2006 12:18

City Register File No.(CRFN):

2006000257896

*Annette M. Hill*  
**City Register Official Signature**

Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17 day of **FEBRUARY** in the year **2006**

BETWEEN

OLIVIA TOMLIN  
346 LOTT AVENUE,  
BROOKLYN, NEW YORK 11212

party of the first part, and

YVONNE PRESCOTT  
174 BEACH 98<sup>TH</sup> STREET,  
FAR ROCKAWAY, NEW YORK 11694

party of the second part.

**WITNESSETH**, that the party of the first part, in consideration of dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE "A"

*Being the same premises conveyed to the grantor(s) by deed recorded in Reel 2275 page 1654*

Premises commonly known as

346 LOTT AVENUE,  
BROOKLYN, NEW YORK 11212

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Witness

  
Olivia Tomlin

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of *Bronx*, ss:  
On the *17th* day of *February*, before me, the undersigned personally appeared  
*OLIVIA TOMLIN*

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me the he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s) acted, executed the instrument.

**ALLANA DANIEL**  
Notary Public, State of New York  
No. 01DA6098734

Qualified in Queens County

**ACKNOWLEDGEMENT** ~~Commissioner~~ <sup>Notary Public</sup> ~~Expires September 2007~~  
**WITNESS** <sup>11/11/2022</sup>

**TAKEN IN NEW YORK STATE**

State of New York, County of *Bronx*, ss:

On *17th* day of *February*, in the year *2022*, before me, the undersigned, a Notary Public in and for said State, personally appeared *OLIVIA TOMLIN*, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they resided in

(if the place of residence is in a city, include the street and street number if any, thereto) that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE NO.: KSAK06028**

SECTION: 12  
BLOCK: 3858  
LOT: 113  
COUNTY OR TOWN: KINGS

**OLIVIA TOMLIN**

TO

**YVONNE PRESCOTT**

**RETURN BY MAIL TO**

*Glenroy M. George, Esq.  
959 Utica Avenue, 1<sup>st</sup> Floor  
Brooklyn, New York 11203*

# KEY STONE ABSTRACT CORP.

## Schedule A Description

Title Number **KSAK06028**

Policy Number: **63464568**

Page **1**

ALL that certain plot, piece or parcel of land situate lying and being in the Borough and County of Kings and State of New York, bounded and described as follows:

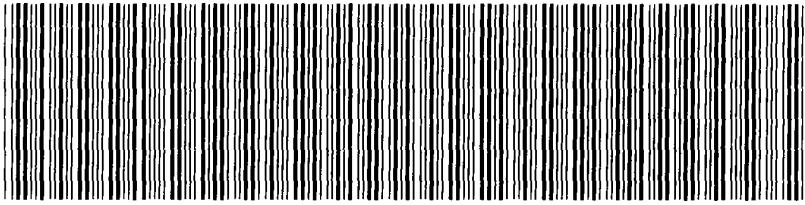
BEGINNING at a point on the southerly side of Lott Avenue distance 28.09 feet westerly from the corner formed by the intersection of the southerly side of Lott Avenue with the westerly side of Junius Street;

RUNNING THENCE southerly and at right angles to the southerly side of Lott Avenue and part of the distance through a party wall 84.10 feet to the northerly side of New Lots Avenue;

RUNNING THENCE westerly and along the northerly side of New Lots Avenue 19.08 feet;

RUNNING THENCE northerly and again at right angles to the southerly side of New Lots Avenue and part of the distance through a party wall 90.41 feet to the southerly side of Lott Avenue;

RUNNING THENCE easterly and along the southerly side of Lott Avenue 18.00 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	
2006041801281001001SFC3C	
SUPPORTING DOCUMENT COVER PAGE	
PAGE 1 OF 1	
Document ID: 2006041801281001	Document Date: 02-17-2006
Document Type: DEED	Preparation Date: 04-18-2006
<b>ASSOCIATED TAX FORM ID: 2006021600653</b>	
<b>SUPPORTING DOCUMENTS SUBMITTED:</b>	
RP - 5217 REAL PROPERTY TRANSFER REPORT	Page Count 1
SMOKE DETECTOR AFFIDAVIT	1

FOR CITY USE ONLY	
C1. County Code	C2. Date Deed Recorded
	Month / Day / Year
C3. Book OR C5. CRFN	C4. Page

**REAL PROPERTY TRANSFER REPORT**  
**STATE OF NEW YORK**  
**STATE BOARD OF REAL PROPERTY SERVICES**  
**RP - 5217NYC**  
(Rev 11/2002)

**PROPERTY INFORMATION**

1. Property Location	346	STREET NUMBER	LOTT AVENUE	STREET NAME	BROOKLYN	ZIP CODE	11212		
2. Buyer Name	PRESCOTT	LAST NAME / COMPANY		YVONNE	FIRST NAME				
		LAST NAME / COMPANY			FIRST NAME				
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)			LAST NAME / COMPANY	FIRST NAME				
						STREET NUMBER AND STREET NAME	CITY OR TOWN	STATE	ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels	OR	<input type="checkbox"/>	Part of a Parcel	A. Planning Board Approval - N/A for NYC B. Agricultural District Notice - N/A for NYC C. Check the boxes below as they apply: i. Ownership Type is Condominium ii. New Construction on Vacant Land			
5. Deed Property Size	FRONT FEET	X	DEPTH	OR	ACRES				
6. Seller Name	TOMLIN			OLIVIA	FIRST NAME				
					FIRST NAME				

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input checked="" type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	J <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	I <input type="checkbox"/> Public Service

**SALE INFORMATION**

10. Sale Contract Date	1 / 26 / 2006	Month	Day	Year	14. Check one or more of these conditions as applicable to transfer:
11. Date of Sale / Transfer	2 / 17 / 2006	Month	Day	Year	A <input type="checkbox"/> Sale Between Relatives or Former Relatives B <input type="checkbox"/> Sale Between Related Companies or Partners in Business C <input type="checkbox"/> One of the Buyers is also a Seller D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution E <input type="checkbox"/> Deed Type is not Warranty or Bargain and Sale (Specify Below) F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below) G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates H <input type="checkbox"/> Sale of Business is Included in Sale Price I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below) J <input checked="" type="checkbox"/> None
12. Full Sale Price \$	328900				
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.					
13. Indicate the value of personal property included in the sale					

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

15. Building Class	A 5	16. Total Assessed Value (of all parcels in transfer)	
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))	BROOKLYN 3858 113		

**CERTIFICATION** I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYER**

		DATE
346 LOTT AVENUE		
STREET NUMBER	STREET NAME (AFTER SALE)	
BROOKLYN, NY 11212		STATE ZIP CODE

**BUYER'S ATTORNEY**

LAST NAME	FIRST NAME
718	778-2994
AREA CODE	TELEPHONE NUMBER
SELLER	
DATE	

2006021600653201

**Affidavit of Compliance with Smoke Detector Requirement for One and-Two Family Dwellings**

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
County of Kings ) SS.:

The undersigned being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

*Elvira Gamliel*  
Name of Grantor (Type or Print)

**Name of Grantor (Type or Print)**

*Oliver Franklin*  
Signature of Grantor

**Signature of Grantor**

Sworn to before me - Anna Daniel.  
this 19<sup>th</sup> date of February 1922

ALLANA DANIEL  
Notary Public, State of New York  
No. 01DA6098734  
Qualified in Queens County  
Commission Expires September 22, 2018

These statements are made with the knowledge that a witness明知在場作供是犯有偽証罪，即觸犯《刑法》第210條。

Yvonne Peescott

**Name of Grantee (Type or Print)**

**Signature of Grantee**

Sworn to before me Alvin DRINNAN  
this 17th date of February 192006

ALLANA DANIEL  
Notary Public, State of New York  
No. 01DA60098734  
Qualified in Queens County  
Commissioner Expires September 22, 20

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.